

**TOWN OF ROCKYHILL
PLANNING AND ZONING COMMISSION
AGENDA OF REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2015**

Town Council Room, Second Floor Town Hall, 761 Old Main Street, Rocky Hill, CT 06067

1. PUBLIC HEARING TO COMMENCE AT 6:30 P.M.

A. Special Permit Application/Site Plan, **Joseph (Joe) DiMauro**, proposing a mixed use development, conversion of the existing office space, a former residence, to a residential use on the second floor with the addition of a second means of egress and a kitchen, and a commercial use on the first floor, for property located at 46 Church Street, in a C-MX Zoning district, ID# 10-023;

B. Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to maintain and expand a seasonal restaurant use to be in effect on a year to year basis with a total of ten (10) tables along the Connecticut River bank, placement of two dumpsters and waste oil container, two (2) temporary tent structures from May through October; and to use the CT River Shad location for dry storage and a room within in the onsite residential structure, a 3 family home, for storage and a bathroom for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning District, ID # 10-321;

C. Special Permit/Site Plan Application, **Connecticut Self Storage, LLC/ J.R. Clisham**, proposing a 72, 600 square foot self-storage (warehouse) facility which will include an office plus associated site improvements, for property located at 1053 Cromwell Avenue in a BP-Business Park Zoning District, ID # 16-302;

2. CALL TO ORDER IMMEDIATELY FOLLOWING RECESS OR CLOSE OF HEARING(S)

3. PUBLIC

4. ADOPT AGENDA

5. CONSENT AGENDA

- A. Minutes August 16, 2015
- B. Minutes September 2, 2015
- C. Minutes October 7, 2015

6. AGENDA ITEMS

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D. Discussion and update of definition of Mixed Use, Section 2.2 Rocky Hill Zoning Regulations, Town of **Rocky Hill**, approved definition:

Mixed Use: a combination of (i) a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall include retail, (ii) residential use; and (iii) recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component. All categories of use shall be substantial elements of the overall project, shall be complementary and shall be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable;

Proposed definition:

Mixed Use: a combination of a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall include residential use or uses. Retail use and/or recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component shall be included where practicable. All categories of use shall be substantial elements of the overall project, and be complementary and be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable;

7. ANY OTHER BUSINESS

A. Update on PIC – Plan Implementation Committee

8. COMMUNICATIONS

9. APPROVE BILLS

A. Invoice # 1156 for Planimetrics

10. ADJOURN

Dated in Rocky Hill, CT this 3rd day of November 2015

Planning and Zoning Commission

Dimple Desai, Chairman

Victor Zarrilli, Secretary